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which will more fully appear by reference to the statement of mortgage claims heretofore filed.

- 3. That there is contained in said real estate mortgage a provision that if default is made by the said James E.

 Crosby and Muriel A. Crosby, his wife, in the payment of any installment thereof, then the same shall mature and become payable
 and it shall then be lawful for John David Hannon or his Assignee,
 Glenn C. Michel, to sell the said real estate to satisfy and pay
 said debt, interest and all costs incident to said sale, and default having been made in the payment of the principal and interest of said debt, your Petitioner, as Assignee, became duly
 authorized to execute the power of sale contained in said mortgage by reason of said default.
- 4. That, having first advertised the said real prop erty at least once a week for three successive weeks to the date of sale in the Frederick News-Post, a newspaper published in Frederick County, Maryland, setting forth the time, place, manner and terms of said sale, as will appear by the Certificate of Publication filed herewith as Exhibit B, which is prayed may be taken and considered a part hereof, and after filing a duly approved bond, your Petitioner proceeded to sell said real estate at the property located four (4) miles North of North Market, Frederick County, Maryland, on the East side of Maryland Route 75, on Saturday, October 29, 1977, at 11:00 a.m., and your Petitioner attending sale then and there sold the said real estate unto James N. Kinsel and Jean F. Kinsel, his wife, being then and there the highest and best bidder at and for the sum of One Hundred Eighty-Six Thousand Five Hundred Dollars (\$186,500.00); that said Purchaser has complied with terms of sale and signed the acknowledgment of purchase and affidavit therewith filed as

WEINBERG, MICHEL.
& STERN
FREDERICK, MARYLAND

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